

SECTION 00 11 21
REQUEST FOR PROPOSAL TO DESIGN BUILD
(BUILDING 1, CORRECT FCA DEFICIENCIES)
(659-12-203)
(W. G. (BILL) HEFNER VAMC, SALISBURY, NC 28144)

A. PART I - GENERAL

A1. Scope of Contract

PROPOSAL ITEM I (BASE): Provide all labor, materials, tools, equipment, transportation, qualified supervision, and design-build services necessary for design and construction for all aspects of project **659-12-203, "BUILDING 1, CORRECT FCA DEFICIENCIES"** (Design Build) described here in other specific tasks as further defined by this request for proposal (RFP).

The Project consists of providing all design services and construction operations for the replacement of three (3) existing air handling units, updating the building HVAC system, abatement of asbestos floor tile and mastic and pipe insulation, interior and exterior ADA modifications, addition of a building sprinkler system, site/civil, landscape and new floor, wall and ceiling finishes at Building 1. Building 1 is a 106 room existing reinforced concrete and brick structure of approximately 26,888 GSF. The existing space and associated utilities servicing the building structure shall be renovated to current VA specifications and applicable codes.

Design shall include site/civil, landscape, architectural, structural, electrical, mechanical (HVAC and plumbing), certified fire protection, controls wiring and DDC data support, and asbestos abatement. The building will be occupied at all times during the renovations with the exception of the immediate renovation area. As part of the Design Build process a four stage comprehensive phasing plan will be developed to coordinate the VA relocation of Building 1 personnel to another building as their portion of the building is renovated. VA shall be responsible for the physical relocation of personnel, but will require coordination of the process with the Design Build Team. The design program will include removal and replacement of three (3) existing AHU's that are roof mounted. The existing fan coil units, chilled water piping and associated duct is in poor condition as are the existing steam convectors, condensate pump and associated piping. A new HVAC system throughout the building is the primary priority for this project. Provide new landscaping plan for entire exterior perimeter of building including flagpole. Make the front entrance of the building fully ADA compliant from the outside to include ramp from front parking lot. A minimum of at least one toilet room (each sex) on each floor shall be made fully accessible. Other building support system/spaces to be included are the addition of sprinkler system; modify existing fire alarm system and mechanical rooms to support the new HVAC system. All work, including final cleanup and completion of any punchlist items, shall be performed within three-hundred (300) calendar days of receipt of the Notice to Proceed. Work shall be performed in strict accordance with specifications and drawings.

PROPOSAL ITEM II (DEDUCT ALTERNATE NO. 1): Perform all work described in Proposal Item I (Base Proposal) above, except **DELETE** all work associated with the installation of a new building sprinkler system on the ground and first floor of Building 1. All work, including final cleanup and completion of any punchlist items, shall be performed within two-hundred and eighty (280) calendar days of receipt of the Notice to Proceed. Work shall be performed in strict accordance with specifications and drawings.

PROPOSAL ITEM III (DEDUCT ALTERNATE NO. 2): Perform all work described in Proposal Item II (Deduct Alternate No.1) above, except **DELETE** all work associated with the installation of a new building sprinkler system on all floors of Building 1. All work, including final cleanup and completion of any punchlist items, shall be performed within two-hundred and seventy-five (275) calendar days of receipt of the Notice to Proceed. Work shall be performed in strict accordance with specifications and drawings.

PROPOSAL ITEM IV (DEDUCT ALTERNATE NO. 3): Perform all work described in Proposal Item III (Deduct Alternate No. 2) above, except **DELETE** all work associated with the upgrading of the landscaping. All work, including final cleanup and completion of any punchlist items, shall be performed within two-hundred and seventy (270) calendar days of receipt of the Notice to Proceed. Work shall be performed in strict accordance with specifications and drawings.

PROPOSAL ITEM V (DEDUCT ALTERNATE NO. 4): Perform all work described in Proposal Item IV (Deduct Alternate No. 3) above, except **DELETE** all work associated with the requirement to provide full ADA access to front of building with new ramp and grading. All work, including final cleanup and completion of any punchlist items, shall be performed within two-hundred and sixty-five (265) calendar days of receipt of the Notice to Proceed. Work shall be performed in strict accordance with specifications and drawings.

The project will be designed and constructed in accordance with the most current VA standards and other Guidance on the Technical Information Library (TIL) (<http://www.cfm.va.gov/til/>). At minimum, design standards and guidance will include the following:

- a. International Building Code (IBC)
- b. NFPA 101 Life Safety Code
- c. Occupational, Safety and Health Administration (OSHA) Standards.
- d. National Electrical Code (NEC)
- e. National Standard Plumbing Code (NSPC)
- f. Uniform Federal Accessibility Standards (UFAS) including VA Supplement, Barrier Free Design on lower two floors.

A breakdown by discipline of required improvements include but not necessarily limited to:

Civil/Site

1. Site development shall included handicap accessibility from the front parking to the building lobby, handicapped parking spaces at the front of the building, sidewalks, landscaping, and, exterior lighting.
2. Building exterior shall include new energy efficient triple glazed windows as an option.
3. New water service, tie into water service and bring new line/s into building for sprinkler.
4. Remove steps, raise grade and slope walks for handicap access from the front of the building into the main lobby.

5. New 6' wide sidewalk to the main entrance, tie sidewalk into existing sidewalks and provide handicap access from new/existing roadways and new/existing parking lots.
6. Remove all trees that interfere with the existing structure or ADA access, provide new landscaping.
5. 4 handicapped parking spaces.
6. Site lighting to improve accessibility.

Exterior Structure

1. Replace windows.
2. ADA compliant access to the front lobby of the building from the parking area.
3. Maintain roof warranty at replaced AHU's.

Architectural, Ground, First and Second Floors

1. Asbestos floor tile and mastic have been identified in all spaces on the first and second floors as well as all but one room on the ground floor. Remove asbestos tile and mastic and replace with new flooring.
2. All domestic water piping concealed within walls is suspected of being covered with asbestos pipe insulation which shall be abated.
3. Patch/paint all walls.
4. Replace all ceilings with suspended acoustical ceilings.
5. New carpet shall be modular squares.
6. Refinish stairs/railings.
7. New window treatments; miniblinds.
8. Minimum of one toilet on first floor must be handicapped accessible.
9. Minimum of one toilet on the second floor must be handicapped accessible
10. Metal studs 5/8" drywall for new partitions.
11. Insulation, particularly for sound attenuation in walls.

Mechanical

1. Replace 3 air handling units and condensing units and refrigerant lines.
2. Review steam convectors, condensate pumps and associated piping which is in poor condition.
3. Provide recommendation and assessment on new systems to be installed (i.e. ducted, split system, etc.)
4. Remove 37 year old ductwork in poor condition and install new ductwork as required.
5. Remove/replace air systems as required to better separate floors or zones.
6. Replace controls; provide night set-backs, compatible with current system.

Electrical

1. Provide new exterior wall lightings as required to improve accessibility.
2. Modify existing fire alarm system as required.
3. Upgrade electrical connection to new AHU's as necessary.

Plumbing

1. Provide one ADA compliant toilet on each floor including new fixtures and piping.
2. New sprinkler system
3. Backflow and separation of domestic/sprinkler.

Abatement asbestos and other environmental

1. Manage the removal of environmental hazards
2. Sampling by certified individuals
3. Remove asbestos floor tile and mastic.

A2. Definitions

- A. Design-Build (DB) as defined by the Department of Veterans Affairs (VA) is the procurement by the Government, under one contract, with one firm or joint venture (JV) for both design and construction services for a specific project.
 1. Contracting Officer: The services to be performed under this contract are subject to the direction, control and approval of the Contracting Officer.
 2. COTR: The Contracting Officer's authorized representative at the construction site. The COTR is responsible for protecting the Government's interest in the execution of the construction contract work. His duties include surveillance of all construction work to assure compliance with the contract documents, interpretation of the contract documents, approval of changed work, approval of all submittals, samples and shop drawings.
 3. Design Build Contract: This term, as used herein, refers to the Contract(s) to perform the design and construction of the project.
 4. Contractor: This term, as used herein, refers to the contractor under this contract or the DB team.
 5. AE: This term, as used herein, refers to the Architect-Engineer firm(s) that are a part of the DB team, also referred to as DB/AE.
- B. Schedule Objectives - The anticipated completion of this project is three-hundred (300) calendar days after "Notice to Proceed" (NTP).

A3. Cost Range

The anticipated cost range for this project is between \$500,000.00 and \$1,000,000.00.

B. PART II - RESPONSIBILITIES

B1. VA Team

- B. The VA team is also comprised of the Contracting Officer, a COTR who will be located at the construction site and VA medical center staff. The coordinator/manager of the VA team will be the Contracting Officer.

B2. Design-Build Team:

- A. The DB team includes all J/V partners, consultants and sub contractors to the one firm. The DB team shall provide Architectural and Engineering disciplines for the preparation of construction documents, and construction contractor capabilities for construction of the project.
- B. It is the government's intent to award a contract to a construction firm with in-house design capabilities or with a professional architect/engineer firm as a subcontractor/consultant

C. PART III - POST AWARD REQUIREMENTS

C1. Construction Document Preparation:

A. Design Review Submissions:

1. The Design-Build Team A/E (DB A/E) shall prepare and submit complete construction documents for review and approval by the VA in accordance with standard professional practice, the Department of Veterans Affairs RFP (VA RFP), and prevailing codes.
2. The documents may be divided into multiple review submission packages. The VA will review as many as six (6) package submissions (examples: demolition, civil, architectural, structural, mechanical, Electrical, plumbing etc.) to facilitate the start of construction.
3. All submission packages will be reviewed at (15%), (50%) and (95%) completion stages. The (95%) review submission packages will incorporate the final review comments from the (50%) review. If any package is not complete for the required stage a post review may be required the cost of which will be borne by the DB Team.
4. Each review submission package shall include 4 hard copy sets 1 of the 4 will be ½ scale rest can be full size and 2 sets on CD-ROM. The package will include an index of drawings (by sheet number and title) and specifications (by section number and title) submitted. The packages will be distributed to the VA COTR.

B. Design Review Meetings:

1. A review meeting to resolve design issues will be held for each design review package submitted. The meeting will include discussion of VA comments on functional relationships and technical peer review comments (by others).
2. Participants will include VA Team and DB team members as appropriate for the specific package to be reviewed and others. The DB team members will each allow for (1) full day for each discipline/package design review meeting. DB team management will be present at each review meeting.
3. The DB team shall allow a minimum of ten (10) working days for each review cycle. A cycle includes:
 - a. The VA's receipt of the design review submission package.
 - b. The review meeting.
 - c. DB teams receipt of comments from the VA, either electronically, by fax, or by hard copy delivery.
4. Coordination of the review meeting schedules will be the responsibility of the VA Project Manager (for the VA) and the DB Team Project Manager (for the DB Team).

C. Electronic Media:

1. Design review submission drawings and final Construction Document submission drawings will be executed in electronic format AutoCAD version 2010 & PDF
2. The basic drawings will be included from the VA and will be available to the DB team in electronic format in AutoCAD version 2010 for use in preparing the construction drawings. Since data stored on electronic media can deteriorate undetected or be modified without the CADD drawing files are provided without warranty or obligation on the part of the VA as to accuracy or information contained in the files. The user shall independently verify all information in the files. Any user shall agree to indemnify and hold VA harmless from any and all claims, damages, losses, and expenses including, but not limited to, attorney's fee arising out of the use of the CADD drawing files.

3. Design review submission specifications and other 8 1/2 by 11 formatted material and final Construction Document submission specifications and other 8 1/2 by 11 formatted materials will be executed in electronic format Microsoft Office 97.
 4. VA Master Specifications are available to the DB team in electronic format in Microsoft Office 97, for use in preparing the construction specifications. VA Master Specifications are available at [TIL - Master Construction Specifications \(PG-18-1\) - Office of Construction & Facilities Management](http://www.cfm.va.gov/til/spec.asp) (<http://www.cfm.va.gov/til/spec.asp>).
 5. The construction record drawings shall be completed in AutoCAD version 2010.
 6. Construction shop drawings are not required to be completed in AutoCAD version 2010.
- D. Professional Licensing:
1. The DB A/E who prepares the construction documents shall be a professional architect or engineer licensed in the state in which the design work is completed.
 2. The professional seal indicating such license by the state shall appear on the final construction documents. The architect whose seal is shown will be known as the Architect of Record. The DB A/E shall certify compliance with the VA RFP and all applicable codes.
- E. Approved Construction Documents:
1. The final construction document submission package will be submitted by the DB team for approval by the VA after completion of the 95% review cycle for the final package to be submitted by the DB team. The VA will have 10 days to take approval action.
 2. The final construction documents submission package will include a full set of construction documents including all disciplines/packages.
 3. The final construction documents submission package will incorporate all VA supplied comments from the earlier 15%, 50% and 95% submission package reviews and will comply with the VA RFP.
 4. If the final construction documents submission package is not complete a post submittal may be required the cost of which will be borne by the DB Team.
 5. The approved final construction documents include such details that the project can be constructed and will be used for construction of the project.
 6. See PART IV, D2 CONSTRUCTION PERIOD SUBMITTALS for Approved Construction Document distribution.
- F. Construction Drawing Preparation - Mandatory material and equipment schedules and details may be indicated either on the drawings or in the specifications, at the option of the DB team. The construction drawings shall include a coordinated set of the following:
1. Civil engineering drawings including demolition plans, grading and drainage plans, sidewalks paving parking plans, signage, utility plans, erosion control measures, schedules calculations and details.
 2. Landscape drawings including demolition plans, landscape plans, plant schedule and list, special landscape elements, proposed materials to be used for each special landscape element, calculations and details.
 3. Structural drawings including foundation plans, framing plans, schedules, and details, including general notes and all calculations.

4. Architectural drawings including floor plans, building elevations, building sections, wall sections, reflected ceiling plans, stair details, toilet and bath details, door schedules and details, window schedules and details, room finish schedules, auto transport and other details.
 5. Fire protection drawings including floor and roof plans, riser diagrams, equipment schedules, and details, including general notes calculations and all related calculations.
 6. Plumbing drawings including floor and roof plans, riser diagrams equipment schedules, plumbing fixture schedules, and details, including general notes, and all related calculations.
 7. HVAC drawings including floor and roof plans, one-line flow diagrams, equipment schedules, and details, including general notes and all related calculations. Also provide sections for mechanical equipment rooms and sequence of operation for all HVAC equipment.
 8. Outside steam distribution drawings including demolition plans, system plans and profiles, manhole piping plans, calculations and sections, equipment schedules, and details.
 9. Electrical drawings including site demolition plans, site, floor and roof plans (power, lighting, and other systems), one-line diagrams, panel schedules, equipment schedules, light fixture schedules calculations and details
 10. Asbestos abatement drawings including site demolition plans and floor plans indicating asbestos abatement method.
- G. Construction Specifications - Project specifications shall include specifications for all products, materials, equipment, methods, and systems shown on the construction drawings in accordance with standard professional practice and the VA RFP. The specification submitted for review shall include:
1. The name of the manufacturer, the product name, model number, or other identification as appropriate to clearly identify the product that will be used in the construction of the project;
 2. Other data as appropriate to clearly identify the product that will be used in the construction of the project i.e. shop drawings, product data, and samples as required by the VA RFP documents; and
 3. The required stamp of the licensed architect or engineer of record will be considered as certification of compliance with the RFP requirements.
- H. Design Requirements - Compliance with codes and standards.
1. Project design shall be in compliance with applicable standards and codes described in VA Program Guides and design materials included or referenced in the solicitation materials. VA Sustainable Design & Energy Reduction Manual summarizes design process and deliverables for compliance with sustainability principles and shall be used as a design program guide for this project
 2. See Section E. Approved Construction documents, above, for required inclusion of design review comments.
 3. In the design of new building and alteration work under this contract, the DB team shall consider all requirements (other than procedural requirements) of:
 - 1) Zoning laws:
 - 2) Environmental and erosion control regulations; and
 - 3) Laws relating to landscaping, open space, minimum distance of a building from the property line, maximum height of a building, historic preservation, and esthetic qualities of a building. Also similar laws, of the State and local political division, which would apply to the building if it were not to be constructed or altered by the U.S. Government.

4. The DB team shall consult with appropriate officials of the Federal, state, and political subdivision, and submit plans under the rules prescribed by those reviewing authorities. The A/E and VA shall give due consideration to the recommendations of the referenced building officials. VA will also permit inspection by the officials described above during the construction period in accordance with the customary schedule of inspections in the locality of the building construction. Such officials shall provide VA with a copy of the schedule before construction begins or give reasonable notice of their intention to inspect before conducting an inspection.
 5. The DB team shall provide prompt, written notification to the Contracting Officer concerning conflicts with, or recommended deviations from codes, laws, regulations, standards, and opinions of review officials as described above. No work altering the scope of this contract shall be undertaken prior to receipt of written approval from the Contracting Officer.
 6. No action may be brought against the DB Team or VA and no fine or penalty may be imposed for failure to carry out any of the previously described recommendations of Federal, state, or local officials. VA and its contractors, including RFP A/E, shall not be required to pay any amount for any action taken by a state or political division of a state in carrying out functions described in this article, including reviewing plans, carrying out on-site inspections, issuing permits, and making recommendations.
 7. The DB team shall advise the Contracting Officer of any variances with the applicable Department of Labor, Occupational Safety and Health Standards, for occupancy requirements.
- I. Quality Assurance/Quality Control:
1. To reduce design errors and omissions, the DB team shall develop and execute a QA/QC plan that demonstrates the project plans and specifications have gone through a rigorous, thorough review and coordination effort.
 2. Within 2 weeks of receipt of Notice to Proceed, the DB Team will submit a detailed QA/QC plan describing each QA/QC task that will be taken during the development of the various design submission packages and the name of the DB Team member responsible for QA/QC.
 - a. Upon its completion each task shall be initialed and dated by the responsible DB Team member.
 - b. A 100% completed QA/QC plan shall be submitted with the final construction document submission package.

C2. Construction Period Submittals

- A. The DB contractor shall distribute a total of 6 sets of the approved construction documents 5 full and 1 ½ set prepared by the DB Team to the VA, as directed by the VA Project Manager.
- B. Other submittals - The DB team shall submit test results, certificates, manufacturer's instructions, manufacturers field reports, etc. as required by the VA RFP specifications, to the VA R/E.
- C. Project record drawings - The DB team will maintain a set of construction documents (field as-built drawings) to record actual construction changes during the construction process as required by the RFP specifications. The project record drawings will be available for review by the VA COTR at all times.
- D. Shop drawings and submittals - The DB A/E shall check government furnished and/or the DB construction contractor's shop drawings, detail drawings, schedules, descriptive literature and samples, testing labor-laboratory reports, field test data and review the color, texture and suitability of materials for conformity with the RFP Documents and construction documents. The DB A/E shall recommend approval, disapproval, or other suitable

disposition to the VA COTR. The VA COTR will have final approval authority. The DB AE shall evaluate the submittals with reference to any companion submittals that constitute a system. When necessary, the DB A/E will request the DB Construction Contractor to submit related components of a system before acting on a single component. Should this procedure be inappropriate, the DB A/E shall review all prior submittals for related components of the system before acting on a single component. The DB A/E may be required to hold joint reviews with the VA technical staff and /or the RFP AE on complicated system submittals. The DB A/E shall notify the VA COTR in writing of any and all deviations from the requirements of the construction documents that he has found in the submittals.

C3. Project Close-Out

The DB team shall comply with the requirements in the *“General Conditions”, Section 01001, and “General Requirements”, Section 010000*, for submission of final RFP as built drawings, manuals, and other documents as noted. Required as built drawings and specifications will be submitted in the same format required for the construction documents.

C4. Site Visits and Inspections

During the construction period the DB A/E shall make weekly visits to the project site when requested by the COTR. The COTR may also request visits for special purposes. Only registered architects and engineers thoroughly familiar with the project may make these site visits. The COTR has the prerogative to determine the professional discipline(s) required for any visit. The DB A/E shall observe the construction, advise the COTR of any deviations or deficiencies or solutions to issues discussed. A site inspection report which includes the purpose of the inspection, items reviewed, deficiencies observed, recommendations and additional actions required, shall be furnished to the COTR within three work days following the site visit date.

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